

# ST LOUIS COUNTY

## 2022 ASSESSMENT REPORT



### ST. LOUIS COUNTY ASSESSOR'S OFFICE

Mary Garness, Public Records & Property Valuation Director

Dave Sipila, County Assessor

Ben Thomas, Deputy County Assessor

April 2022



PEOPLE FOCUS – INTEGRITY - STEWARDSHIP - FAIRNESS - INNOVATION

## 2022 ANNUAL PROPERTY ASSESSMENT REPORT INTRODUCTION

Minnesota law requires that all property (land, structures, and improvements) be valued at its market value. Assessors are required to determine the value of the land, the value of the structures and improvements to the land, and the resulting total market value. The “market value” used for property tax purposes is the “estimated market value,” or EMV which is the price a property would sell for under typical, normal, and competitive conditions. The most common method to determine EMVs is the comparable sales approach. Additional approaches used to determine value include the cost and income approaches. Market value is determined as of January 2.

The St. Louis County Assessor’s office uses a mass appraisal process for estimating market values. This system involves the analysis of sales that have taken place in each jurisdiction. The current study is comprised of all “open market” sales that occurred from October 1, 2020, through September 30, 2021. The sale prices are time and term adjusted, and they are matched with the 2022 estimated market value to calculate individual assessment ratios (EMV/Adjusted Sale Price). The residential real estate market was extremely robust throughout the County with strong appreciation due to increasing demand and a short supply of residential property within the market. Steep costs of construction also had a significant impact on the value of property. Lower than average interest rates also helped increase demand. Because of these factors, sales prices of homes throughout the County increased significantly.

The 2022 Assessment marks the second year in which the St. Louis County Assessor’s Office utilized a mobile field assessment tool to design, implement, collect, review, and manage our data systems and management applications. The mobile field assessor was implemented to improve the data collection process by providing instant access to data, to provide the ability to enter data in the field, improve data quality, and to assist in managing a decentralized workforce.

St. Louis County Assessor’s staff have taken great care to capture market conditions as accurately, equally, and uniformly as possible in the assessment of properties throughout St. Louis County. A fair assessment across all properties and all jurisdictions is our top priority. To provide the utmost transparency into the data and processes utilized in creating the assessment, this summary report is being provided to share highlights of the latest assessment. For more information regarding our assessment process, please visit:

[www.stlouiscountymn.gov/departmentsa-z/assessor](http://www.stlouiscountymn.gov/departmentsa-z/assessor)

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## FREQUENTLY USED ABBREVIATIONS

Throughout this report, there are commonly used abbreviations. Below is an abbreviation guide:

ABBREVIATION	MEANING
C/I	Commercial and Industrial
COMM	Commercial
EMV	Estimated Market Value
HS	Homestead
IND	Industrial
LBAE	Local Board of Appeal and Equalization
NC	New Construction
NON-HS	Non-Homestead
RES	Residential
SRR	Seasonal Recreational Residential

## COUNTY-WIDE SUMMARY DATA

The 2022 property assessment marks the tenth year that St. Louis County had valuation increases across most major segments since the decline in 2012. While some growth was seen in almost all segments, it was exceptionally strong in the residential market.

Total growth in the 2022 assessed value of St. Louis County real property was \$2,853,253,900. The total assessed estimated market value of St. Louis County property for 2022, taxes payable 2023, is \$22,302,508,200 up from last year's \$19,449,254,300. The total change in EMV for the entire County is 14.67% which is quite significant.

### COUNTY-WIDE ESTIMATED MARKET VALUE 2017-2022

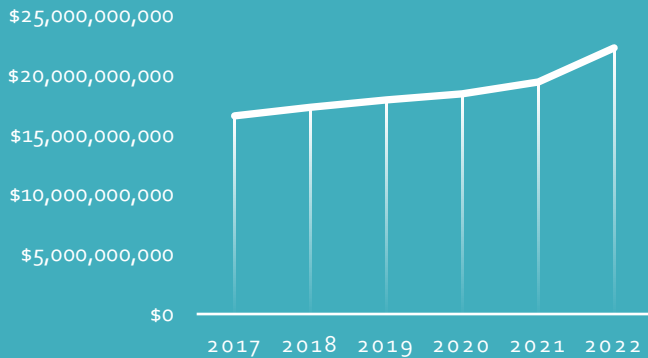
ESTIMATED MARKET VALUE						
	2017	2018	2019	2020	2021	2022
<b>Total County EMV</b>	\$16,606,063,162	\$17,315,658,000	\$17,934,559,340	\$18,449,168,400	\$19,449,254,300	\$22,302,508,200
<b>\$ Change in EMV</b>	\$577,471,650	\$709,594,838	\$618,901,340	\$514,609,060	\$1,000,085,900	\$2,853,253,900
<b>% Change in Total County EMV:</b>	3.60%	4.27%	3.57%	2.87%	5.42%	14.67%
<b>Total County NC</b>	\$171,778,508	\$134,938,788	\$160,381,367	\$155,861,116	\$152,828,592	\$209,508,442
<b>% Change in Total County NC:</b>		-21.45%	18.85%	-2.82%	-1.95%	37.09%

The total countywide increase in market value of \$2,853,253,900 included \$209,508,442 of value from new construction. The largest valuation change was in the residential/seasonal residential recreational classes with a total value increase of \$2,563,909,645 or 89.86% of the total value increase for the entirety of the County. As of the 2022 assessment, total estimated market value is now \$7,323,068,600 above the most recent low point in the real estate cycle (2012 assessment).

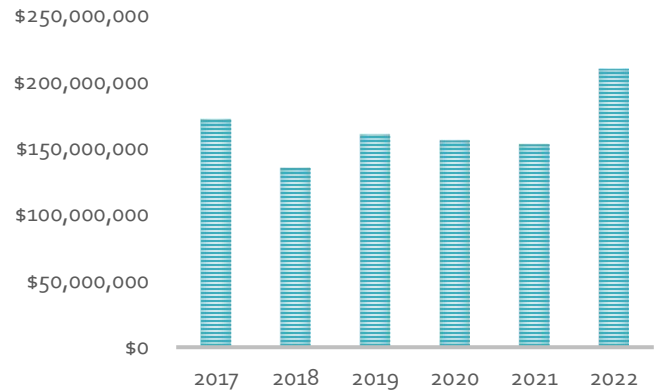




## COUNTY-WIDE ESTIMATED MARKET VALUE GROWTH



## NEW CONSTRUCTION GROWTH 2017-2022

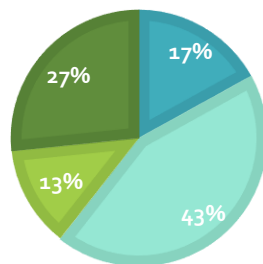


## COUNTY-WIDE NEW CONSTRUCTION 2017-2022

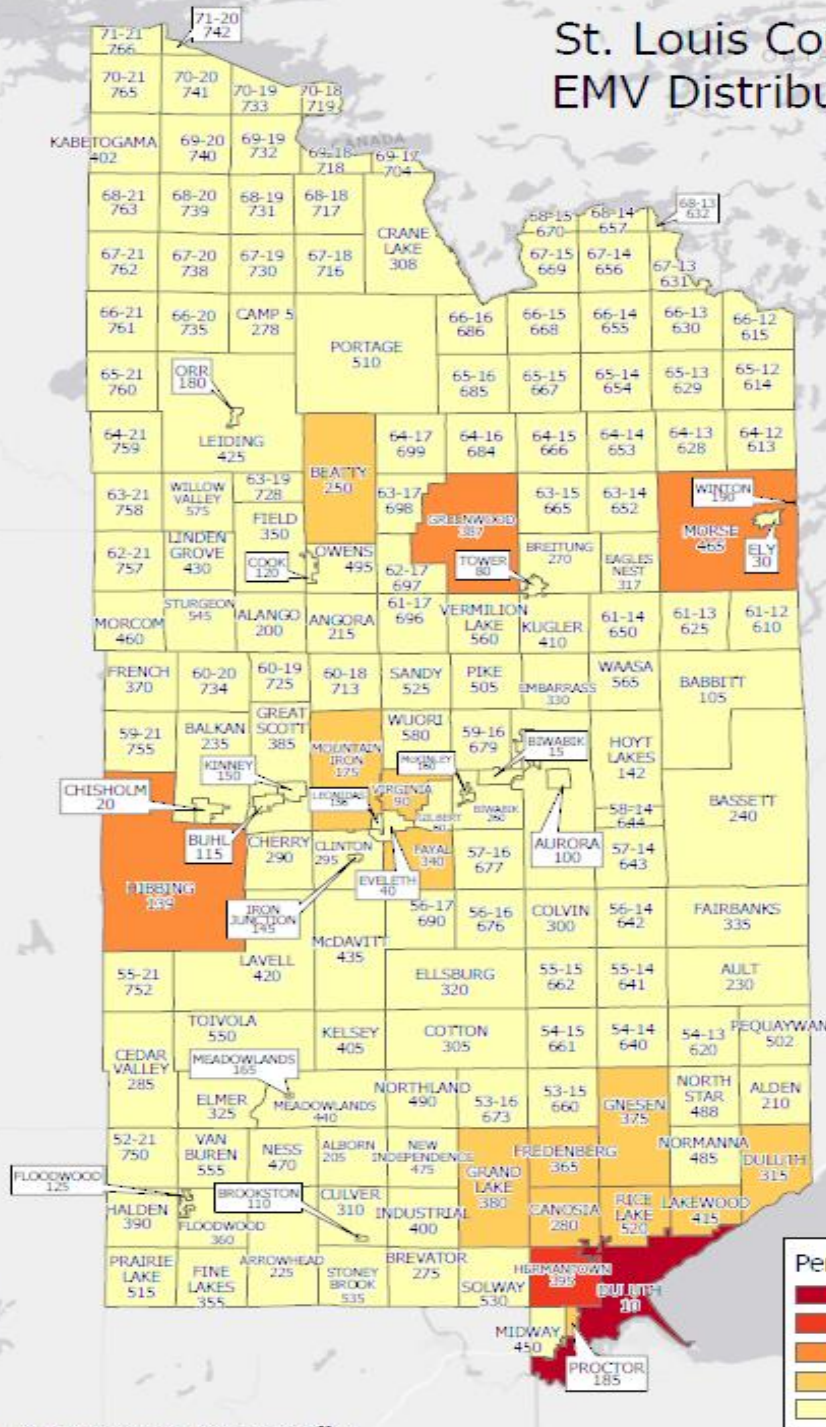
NEW CONSTRUCTION						
	2017	2018	2019	2020	2021	2022
Total C/I NC	\$58,148,800	\$19,686,988	\$30,760,400	\$30,059,900	\$33,100,900	\$35,540,550
C/I NC % of Total:	33.85%	14.59%	19.18%	19.29%	21.66%	16.96%
Total RES NC	\$77,968,708	\$77,732,500	\$79,308,467	\$79,190,116	\$78,623,972	\$91,320,692
RES NC % of Total:	45.39%	57.61%	49.45%	50.81%	51.45%	43.59%
Total SRR NC	\$17,791,200	\$17,070,500	\$19,280,100	\$24,251,100	\$25,404,520	\$26,873,700
SRR NC % of Total:	10.36%	12.65%	12.02%	15.56%	16.62%	12.83%
Total Other Classes	\$17,869,800	\$20,448,800	\$31,032,400	\$22,360,000	\$15,699,200	\$55,773,500
All Other Classes % of Total	10.40%	15.15%	19.35%	14.35%	10.27%	26.62%
Total County NC:	\$171,778,508	\$134,938,788	\$160,381,367	\$155,861,116	\$152,828,592	\$209,508,442
% Change in Total County NC:	18.56%	-21.45%	18.85%	-2.82%	-1.95%	37.09%

## NEW CONSTRUCTION DISTRIBUTION BY PROPERTY CLASS

■ Total Comm/Ind NC
 ■ Total Residential NC  
■ Total SRR NC
 ■ Total Other Classes



# St. Louis County EMV Distribution



Created 4/7/2022 St. Louis County Assessor's Office



The St. Louis County 2022 property assessment mirrored the changes observed in the real estate market from October 1, 2020, through September 30, 2021. Changes in the area's growth rate and market values were impacted by national and regional trends but also fluctuated from these tendencies according to local market conditions. Some properties experienced decreases while others had increases in market value. These differences were attributable to several factors, such as new construction/renovations, correction of inaccurate/incomplete information uncovered during revaluation inspections, strong local market activity, and changes made to equalize property assessments after applying technological resources to identify patterns of under and over assessment. In the end, the market values reported reflect the assessment levels and measurements of uniformity resulting in a more equalized assessment.

The residential real estate market was particularly robust throughout the County with strong appreciation due to increasing demand and a short supply of residential properties within the market. Lower than average interest rates, which continued into 2022, helped to increase demand.

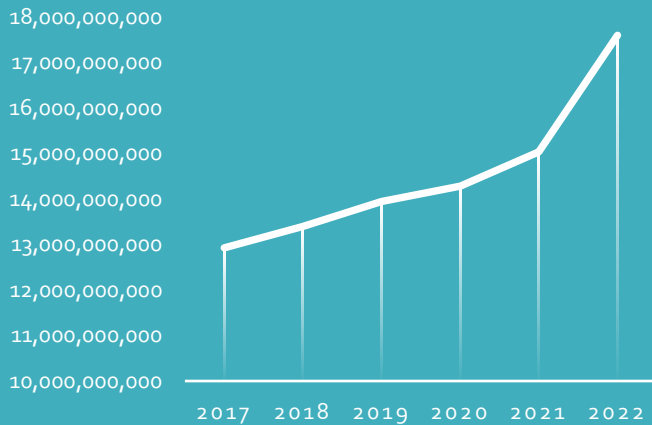
Total growth in the 2022 Residential property assessed estimated market value (Residential and Seasonal/Recreational) was \$2,563,909,645 which is 17.05% above the 2021 assessed estimated market valuation. The valuation increase in this segment equates to 89.86% of the total assessed estimated market value growth for 2022. New residential construction totaled \$118,194,392 in this segment which is 56.24% of total new construction (\$209,508,442).

#### COUNTY-WIDE RESIDENTIAL EMV 2017-2022

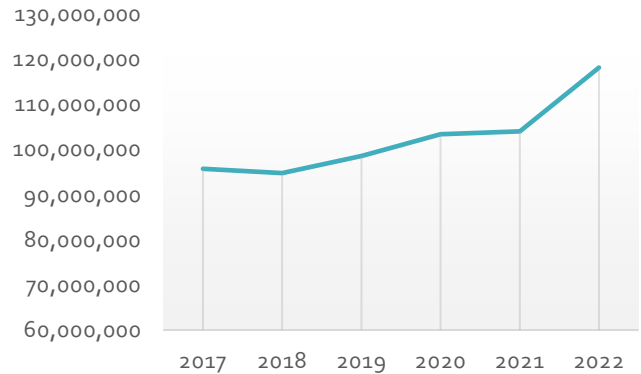
	2017	2018	2019	2020	2021	2022
<b>RES HS EMV</b>	9,123,714,145	9,489,606,479	9,901,586,593	10,116,129,582	10,627,627,602	12,352,171,479
<b>RES HS NC EMV</b>	41,395,369	45,226,341	40,540,873	37,206,205	39,525,015	47,228,570
<b>RES Non-HS EMV</b>	1,932,897,763	1,973,226,529	2,057,269,274	2,132,615,582	2,265,616,610	2,756,739,778
<b>RES Non-HS NC EMV</b>	36,573,339	32,506,159	38,767,594	41,983,911	39,098,957	44,092,122
<b>SRR EMV</b>	1,870,644,700	1,933,637,800	1,986,221,300	2,035,165,000	2,142,324,300	2,490,566,900
<b>SRR NC EMV</b>	17,791,200	17,070,500	19,280,100	24,251,100	25,404,520	26,873,700
<b>Total RES SRR EMV</b>	<b>12,927,256,608</b>	<b>13,396,470,808</b>	<b>13,945,077,167</b>	<b>14,283,910,164</b>	<b>15,035,568,512</b>	<b>17,599,478,157</b>
<b>Total RES SRR EMV</b>	95,759,908	94,803,000	98,588,567	103,441,216	104,028,492	118,194,392



## TOTAL RES-SRR EMV



## TOTAL RES-SRR NEW CONSTRUCTION



## ASSESSMENT SALES RATIO

The 2022 assessment sales ratio study is performed on several different property classes. It helps the assessor in evaluating the level and quality of the assessment and provides direction to address valuation changes for the 2022 assessment. The Minnesota Department of Revenue's Property Tax Division also uses this analysis to identify areas of concern and will make adjustments at the State Board of Equalization level if assessment levels do not meet State guidelines. St. Louis County has met or exceeded all guidelines established by the MNDOR.

The current study is comprised of all "open market" sales that occurred from October 1, 2020, through September 30, 2021. The sale prices are time and term adjusted, and they are matched with the 2022 estimated market value to calculate individual assessment ratios (EMV/Adjusted Sale Price). These ratios are collectively summarized as a group by property type for each district reporting sales ratios. The "middle" value of the data set, known as the median ratio, is the statistic used to describe the overall assessment level. Acceptable sales ratios are within the range of 90 to 105%.

## COUNTY-WIDE 2022 SALES RATIO SUMMARY

PROPERTY TYPE	MEDIAN RATIO	# OF SALES	MEDIAN	
			EMV	PRICE
COMBINED RES & SRR (with buildings)	93.30%	3235	193,700	211,895
APARTMENT (4 or more units)	94.80%	27	282,300	290,000
COMMERCIAL (with buildings)	94.00%	99	190,000	170,000
SHORT TERM RENTALS	94.50%	2	236,150	249,450



## OTHER INDICATORS OF ASSESSMENT QUALITY

**COEFFICIENT OF DISPERSION (COD):** Coefficients of dispersion measure the uniformity of assessment (how close individual appraisals are to the median ratio and each other). It is expressed as a percentage of the median. A smaller COD indicates more uniform assessment. Ideally, residential property should have a COD of less than 15% and nonresidential property 20% or less.

**PRICE -RELATED DIFFERENTIAL (PRD):** The price-related differential (PRD) measures the regressivity or progressivity of assessments. Regressive appraisals occur when high-value properties are under-appraised relative to low-value properties. Progressive appraisals occur when the opposite pattern occurs. Price-related differentials above 1.03 tend to indicate assessment regressivity. Price-related differentials below 0.98 tend to indicate assessment progressivity.

### COUNTY-WIDE 2022 COD & PRD DATA

PROPERTY TYPE	COD	PRD	# OF SALES
COMBINED RES & SRR (with buildings)	11.6	1.02	3235
APARTMENT (4 or more units)	16.7	.97	27
COMMERCIAL (with buildings)	20.3	1.00	99
SHORT TERM RENTALS	1.1	1.00	2

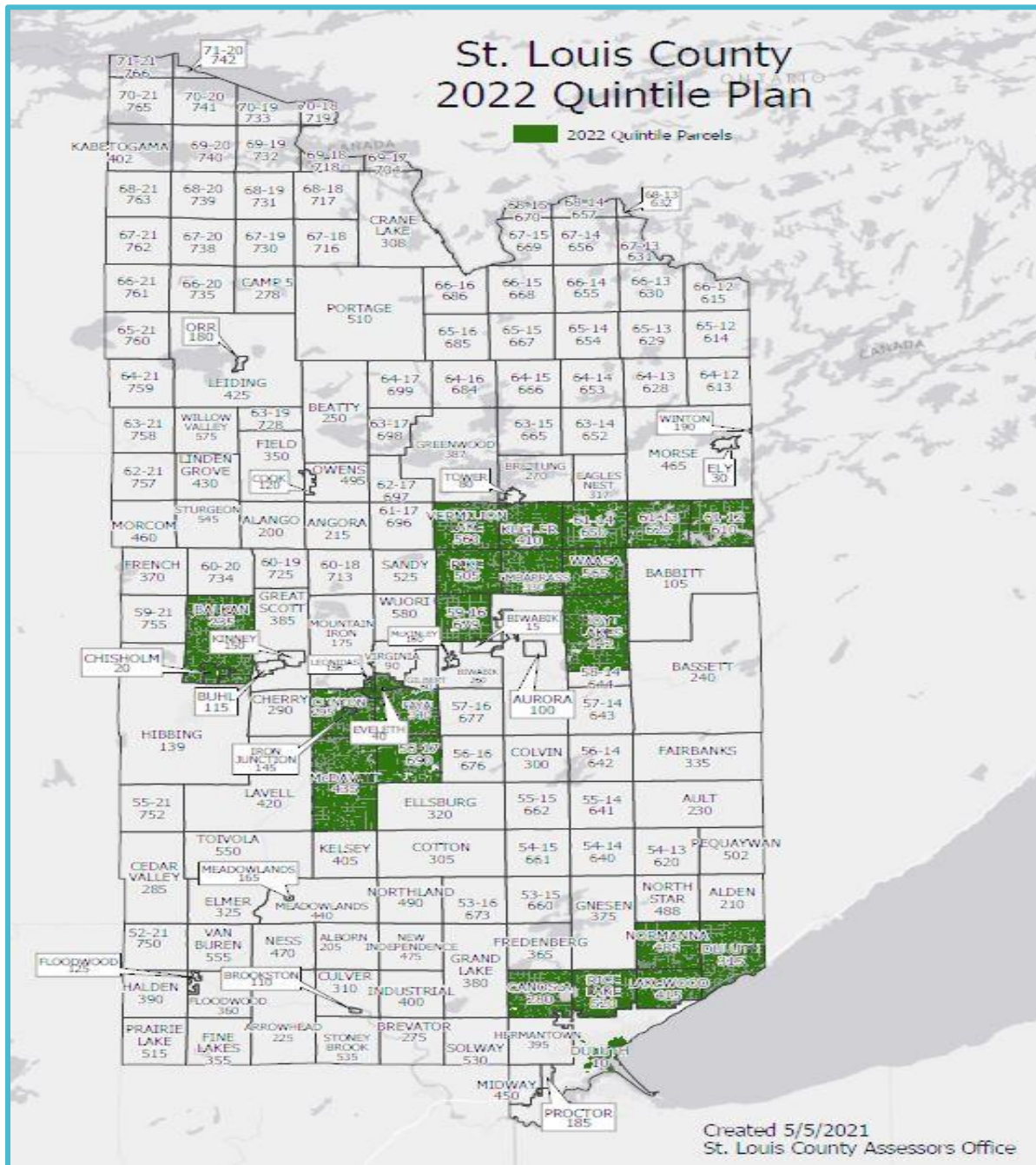
Note: The Department of Revenue only considers measurements significant when there are thirty or more sales in the study.





## COUNTY-WIDE 2022 REASSESSMENT AREAS

The Assessor's office completed reassessment in several areas throughout the County which resulted in value adjustments for the 2022 assessment, taxes payable 2023. The following map denotes in green areas throughout the County that were reassessed.



The chart below depicts value changes as a percentage of the whole as well as provides the number of parcels within each jurisdiction that have changes in valuation:

### COUNTY-WIDE 2022 REASSESSMENT SUMMARY

2022 REASSESSMENT AREAS	Decreased		No Change		Increased		Total % change in value
CVT	Number	Percent	Number	Percent	Number	Percent	
Unorg 6 - Biwabik (quintile)	33	27%	56	46%	33	27%	1%
Normanna	173	34%	2	0%	336	66%	10%
Duluth Township	474	28%	15	1%	1,210	71%	12%
Unorg 7 - Birch/Bear Island	113	10%	93	8%	946	82%	14%
Eveleth	448	24%	81	4%	1,372	72%	14%
Clinton	66	7%	348	37%	522	56%	14%
Hoyt Lakes	111	6%	266	15%	1,446	79%	15%
City of Duluth (RES quintile)	533	8%	234	3%	6,209	89%	15%
Canosia	245	17%	13	1%	1,177	82%	16%
City of Duluth (C/I quintile)	207	27%	177	23%	379	50%	16%
Kugler	11	4%	1	0%	262	96%	18%
Lakewood	404	27%	1	0%	1,112	73%	18%
Rice Lake	425	16%	21	1%	2,161	83%	18%
Balkan	27	3%	19	2%	925	95%	19%
Pike	21	4%	215	40%	306	56%	20%
Embarrass	20	3%	3	0%	589	96%	21%
Waasa	10	2%	4	1%	489	97%	22%
Iron Junction	3	3%	9	8%	95	89%	22%
Chisholm	68	3%	21	1%	2,589	97%	22%
Fayal	143	8%	34	2%	1,547	90%	23%
McDavitt	19	3%	8	1%	729	96%	24%
Leonidas	1	2%	2	4%	51	94%	25%
Vermilion Lake	9	2%	14	2%	560	96%	31%
Unorg 5 - Central Lakes (quintile)	25	5%	11	2%	497	93%	33%



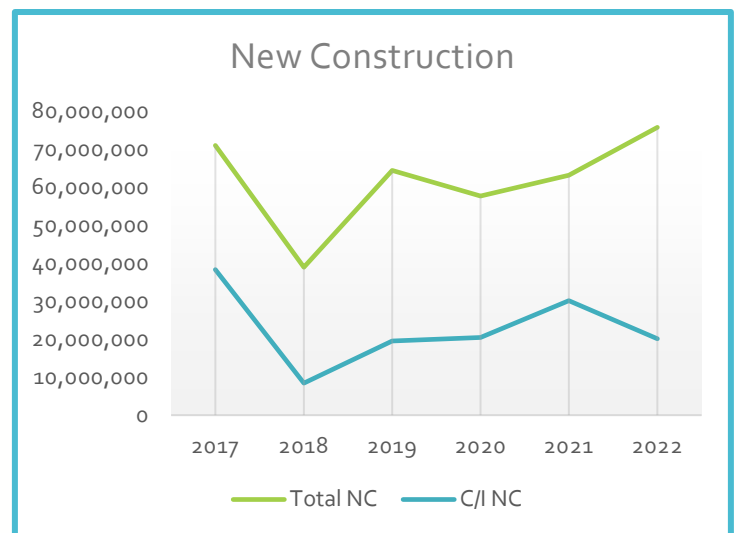
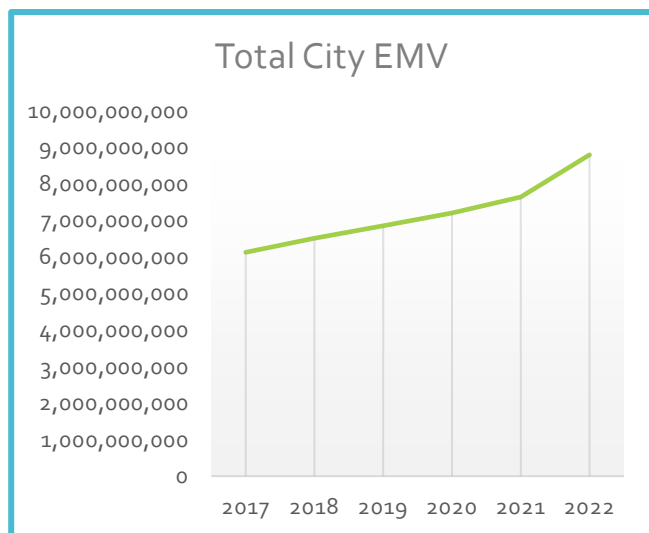
## CITY OF DULUTH SUMMARY DATA

Total growth in the 2022 assessed market value of City of Duluth real property was \$1,150,126,700. The total assessed estimated market value of City of Duluth property for 2022, taxes payable 2023, is \$8,796,869,800 up from last year's \$7,646,743,100. The total City of Duluth assessed market value equates to 39.44% of the total St. Louis County assessed market value.

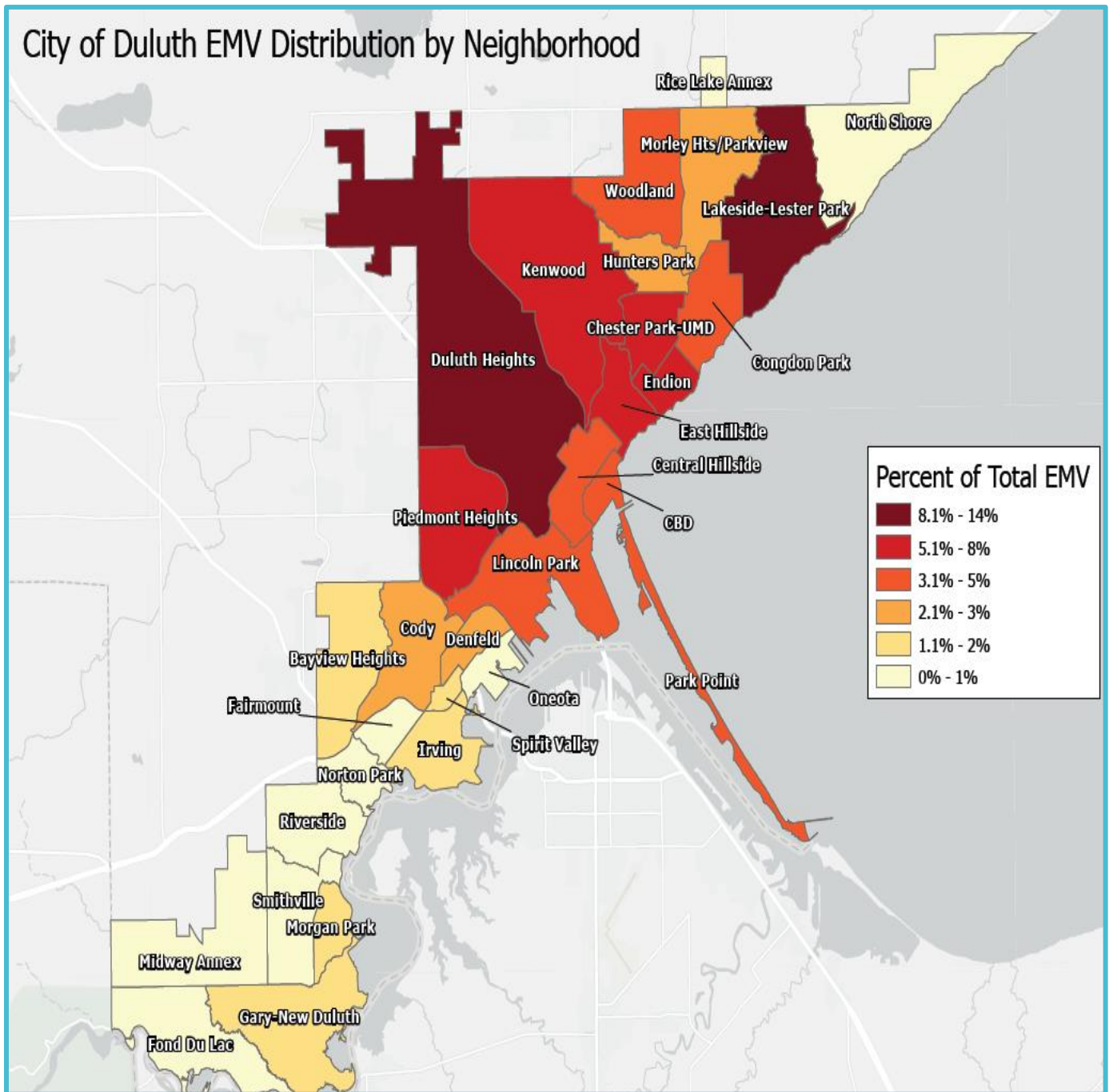
### CITY OF DULUTH ESTIMATED MARKET VALUE 2017-2022

	2017	2018	2019	2020	2021	2022
<b>Total City EMV</b>	6,128,820,150	6,511,084,400	6,851,380,140	7,203,169,100	7,646,743,100	8,796,869,800
<b>% Change in Total City EMV:</b>	4.75%	6.24%	5.23%	5.13%	6.16%	15.04%
<b>Total City NC:</b>	70,919,800	38,891,200	64,346,000	57,621,562	63,108,694	75,670,100
<b>Total C/I NC</b>	38,263,600	8,415,000	19,482,700	20,433,300	30,123,500	20,091,150
<b>C/I NC % of Total:</b>	0.62%	0.13%	0.28%	0.28%	0.39%	0.23%
<b>% Change in Total City NC:</b>	22.36%	-45.16%	65.45%	-10.45%	9.52%	19.90%

The total City of Duluth increase in market value of \$1,150,126,700 includes \$75,670,100 of value from new construction. As of the 2022 assessment, total estimated market value is now \$3,536,750,700 above the most recent low point in the real estate cycle (2012 assessment).



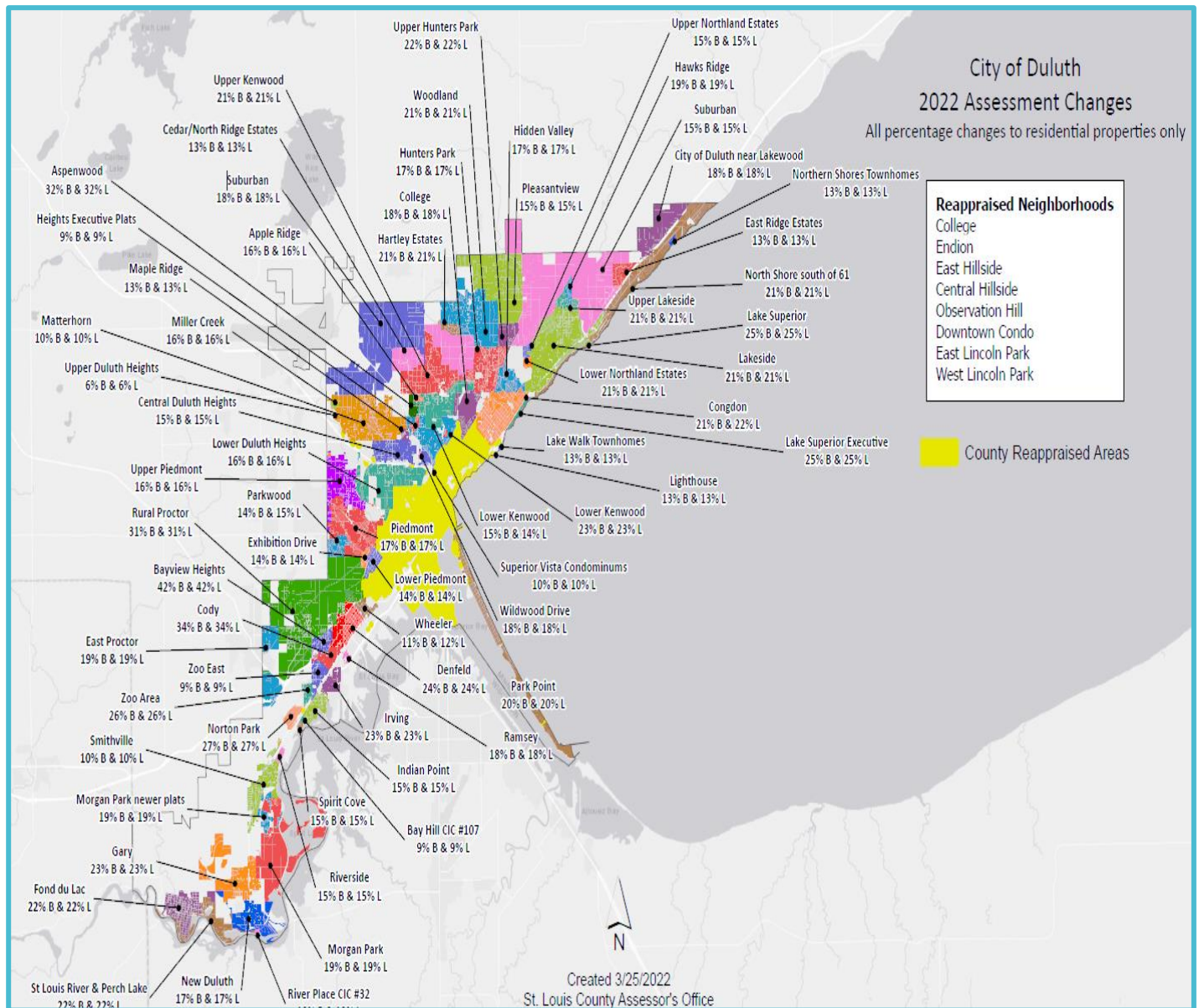
## City of Duluth EMV Distribution by Neighborhood





## CITY OF DULUTH 2022 REASSESSMENT AREAS

The Assessor's office completed reassessment of several areas in the City of Duluth for the 2022 assessment, for taxes payable in 2023. The following map indicates neighborhoods that have been reassessed in yellow. Other colors indicate areas that received % increases to achieve a sales ratio above 90%.



## CITY OF DULUTH - ASSESSMENT SALES RATIO

The current study is comprised of all “open market” sales that occurred from October 1, 2020, through September 30, 2021. The sale prices are time and term adjusted, and they are matched with the 2022 estimated market value to calculate individual assessment ratios (EMV/Adjusted Sale Price). These ratios are collectively summarized as a group by property type for each district reporting sales ratios. The “middle” value of the data set, known as the median ratio, is the statistic used to describe the overall assessment level. Acceptable sales ratios are within the range of 90 to 105%.

## CITY OF DULUTH – 2022 SALES RATIO STUDY

PROPERTY TYPE	MEDIAN RATIO	# OF SALES	MEDIAN	
			EMV	PRICE
COMBINED RES & SRR (with buildings)	93.30%	1336	221,550	238,333
APARTMENT (4 or more units)	96.90%	25	323,900	360,000
COMMERCIAL (with buildings)	93.20%	35	322,300	350,000

## CITY OF DULUTH - OTHER INDICATORS OF ASSESSMENT QUALITY

**COEFFICIENT OF DISPERSION (COD):** Coefficients of dispersion measure the uniformity of assessment (how close individual appraisals are to the median ratio and each other). It is expressed as a percentage of the median. A smaller COD indicates more uniform assessment. Residential property should have a COD of less than 15% and nonresidential property 20% or less.

**PRICE -RELATED DIFFERENTIAL (PRD):** The price-related differential (PRD) measures the regressivity or progressivity of assessments. Regressive appraisals occur when high-value properties are under-appraised relative to low-value properties. Progressive appraisals occur when the opposite pattern occurs. Price-related differentials above 1.03 tend to indicate assessment regressivity. Price-related differentials below 0.98 tend to indicate assessment progressivity.

## CITY OF DULUTH - 2022 COD & PRD DATA

PROPERTY TYPE	COD	PRD	# OF SALES
APARTMENTS (4 or more units)	12.4	.96	25
COMMERCIAL (with buildings)	18.8	.92	35
COMBINED RES & SRR (with buildings) (PTs 1 & 3)	10.8	1.02	1,336

Note: The Department of Revenue only considers measurements significant when there are thirty or more sales in the study.



## ADDITIONAL 2022 COUNTY-WIDE FOCUS AREAS AND NOTEABLE ITEMS

### CLASSIFICATION OF SHORT-TERM RENTAL PROPERTIES

As part of a bill passed during the fifth special session (2021), the legislature added language classifying certain properties used as short-term residential rentals as 4b (1) (Minnesota Statute, section 273.13, subdivision 25). This will result in a higher tax classification for properties determined to be short-term rentals (higher rate than residential but lower than commercial). The new law defines a qualifying short-term rental property as:

- Rented for periods of less than 30 consecutive days
- Containing fewer than four units
- Rented for more than 14 days in the preceding year
- Nonhomesteaded
- Starting with assessment 2021, a property is determined to be a short-term rental property if it was rented for more than 14 days in the previous year. Properties that meet this number of days requirement as well as the requirements listed above may be reclassified to 4b (1).

### PERSONAL PROPERTY CONTINUOUS IMPROVEMENT PROJECT

As part of our continuous improvement emphasis, in 2020 the assessor's team began the process of working through a continuous improve process (CI) to improve the way that we process, manage, and track personal property accounts providing for an equitable and consistent methodology moving forward. The auditor and land departments participated in this process as well. The CI process identified gaps in information, and we have identified personal property that will be taxable moving forward and revisions have been made accordingly.

- *For leases held for a term of at least one year*, MN Statutes, section 273.18, provides that the use of property that is exempt based on ownership by the federal, state, or local government is taxable to the person who uses the property as if they owned it. Statute does not differentiate between exclusive use by the lessee, or a lease that stipulates the public's continued right to use that portion of the exempt property. Examples where this situation may arise:
  - A public entity has leased a portion of otherwise exempt land to an individual for use as a driveway.
  - Airport property owned by a city, town, or county which is leased or used by a person or entity or used as a hangar for the storage or repair of aircraft.
- *Exempt property used by a private entity for profit*, MN Statutes, section 272.01(2), provides that when any real or personal property which is exempt from ad valorem taxes, and taxes in lieu thereof, is leased, loaned, or otherwise made available and used by a private individual, association, or corporation in connection with a business conducted for profit, there shall be imposed a tax to the same extent as though the lessee or user was the owner of such property. Examples where this situation may arise:



- Lease of space within a church or other non-profit type entity to an individual or business entity.
- Public land leased by a mining company.

## ASSESSOR'S DIVISION – TIMELY, UNIFORM, FAIR

The St. Louis County Assessor's Division services the taxpayers of the county by classifying and valuing real estate property in an accurate, ethical, equitable and defensible manner as prescribed by state law. Information is provided and analysis to internal and external partners including elected officials, county departments, school districts, the Minnesota Department of Revenue, taxpayers, neighborhood/user groups, and the media.

Our division mission helps us to solidify our values and guides our assessment process: "We value people and property by creating a timely, uniform, and fair assessment process while delivering exceptional and professional public service with integrity and respect for the people we serve."

### KEY RESPONSIBILITIES

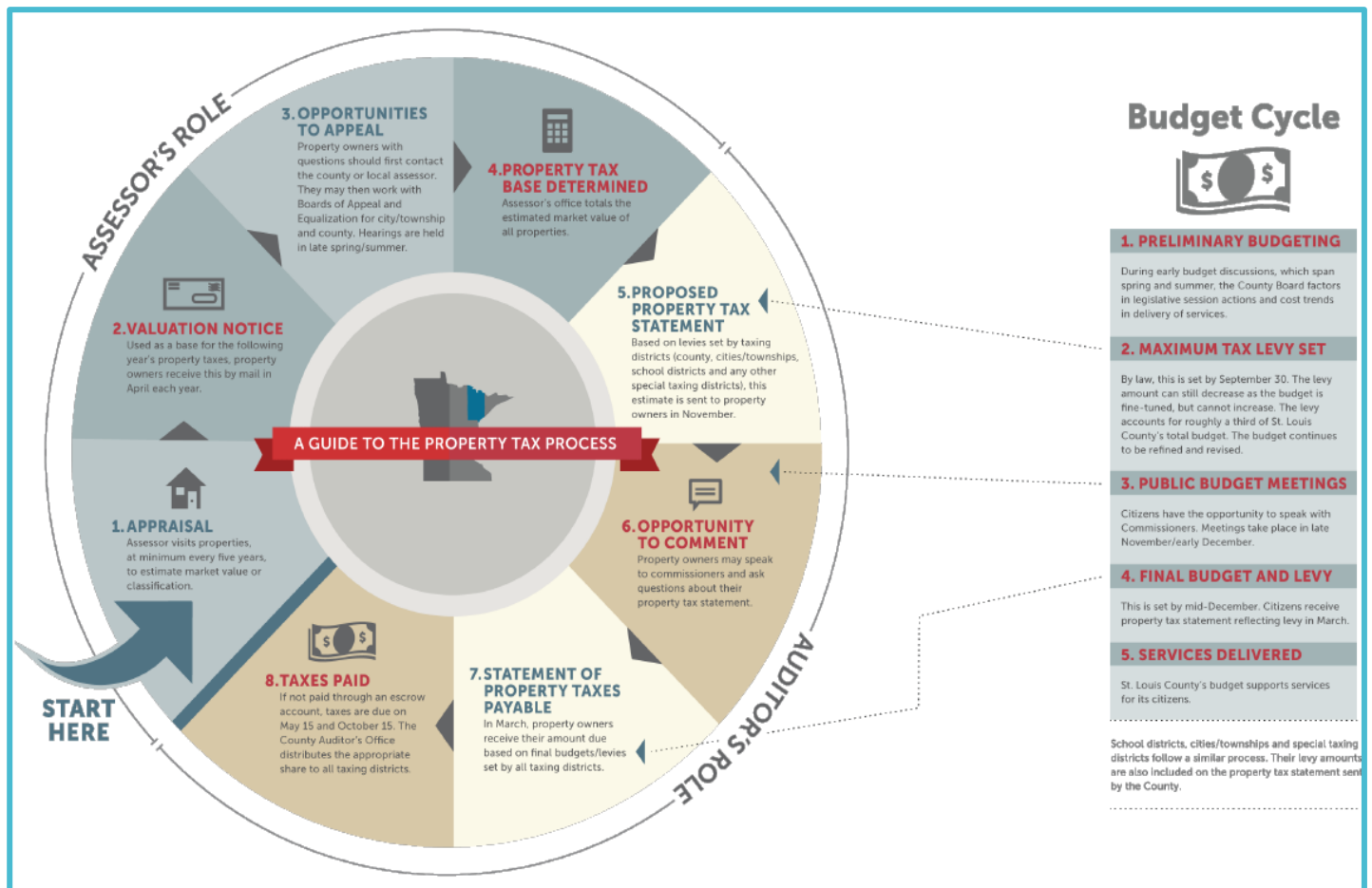
Reappraisal and Maintenance	Database Management & Reporting	Notification & Appeals	Assessment Administration
The yearly classification and valuation of taxable real and personal property as prescribed by state law. Assessor's staff inspect and value county-assessed taxable parcels at least once every five years and inspect and update property records for all new construction and significant remodeling modifications or demolition on a yearly basis.	The collection, verification, and maintenance of property records for St. Louis County. Staff also develop and maintain queries that provide county staff and other users with requested data and respond to public requests for information, education, and services. The division also provides all reports mandated by the state legislature and Minnesota Department of Revenue.	The preparation and mailing of notices of assessment change to all county taxpayers each year, as prescribed by state law. Staff responds to all informal and formal taxpayer appeals and requests for property reviews and defend assessment values and classifications at local and county boards of appeal and equalization, as well as in Minnesota Tax Court.	Administration and enforcement of all special property tax programs and laws, along with the planning, programming, and budgeting for annual operations of the Assessor's Division. This includes the recruitment and training of new personnel. The staff also attend Department of Revenue assessment level review meetings.





## ASSESSMENT CYCLE

The following chart helps to depict the assessment process in more detail as well as the interconnectedness with the County budgetary and taxation processes:



This chart can also be found at: <https://www.stlouiscountymn.gov/departments-a-z/assessor/assessment-process>

## APPRAISAL PROCESS/ESTIMATED MARKET VALUATION NOTICES (STEPS 1-2)

The Assessor's office is responsible for determining the estimated market value of a piece of property. In other words, this is an estimate of how much a property would sell for in the open market. The estimated market value is used to determine a property owner's share of property taxes. As provided in state statute, sales of properties between October 1, 2020, and September 20, 2021, are used to set values for the 2022 assessment for taxes payable in 2023. Market value is determined by sales of other properties and not solely based on what has been done to improve a property. In determining a property's valuation, we look to determine what a willing and knowledgeable buyer would pay for a piece of property if it were offered for sale in the open market. Assessors do not create value; they interpret what is happening in the marketplace.



The impact of strong demand and a short supply of residential property in our region directly affects the value of all comparable residential property and has resulted in a significant increase in home values for the 2022 assessment. Not all values have changed by the same percentage, as factors such as location, access to utilities, quality of construction, age, and lake frontage have a significant influence on salability. This is the situation throughout our region, not just in St. Louis County.

### OPPORTUNITIES TO APPEAL VALUATION (STEP 3)

In Minnesota, the assumption is that the assessor has properly valued and classified all property in the township or city. It is the property owner's responsibility to present market and/or factual evidence to the local board to disprove the assessment and support a value or classification that is different than that opined by the assessor. If a property owner has questions or disagrees with the classification or Estimated Market Value of the property for the current year, contacting the Assessor's Office first to discuss concerns or questions is the best first avenue. In many situations issues can be resolved at this level. To find contact information, please visit: [www.stlouiscountymn.gov/departments-a-z/assessor/contact-your-assessor](http://www.stlouiscountymn.gov/departments-a-z/assessor/contact-your-assessor).

If, however issues are not resolved, there are two avenues of appeal that property owners may take to challenge their assessment:

**Option 1: Attend a Local Meeting.** A resident may appear before the Boards of Appeal and Equalization/Open Book in person, through a letter or through a representative authorized.

- Local Board of Appeal and Equalization/Open Book. If questions or concerns are not resolved by contacting the Assessor's Office, a resident may appear before the Local Board of Appeal and Equalization (LBAE) or attend an Open Book Meeting.
  - Information on local board of appeal schedules can be found here: [www.stlouiscountymn.gov/departments-a-z/assessor/2022-local-board-ofappeal-and-equalization-meetings](http://www.stlouiscountymn.gov/departments-a-z/assessor/2022-local-board-ofappeal-and-equalization-meetings)
- County Board of Appeal and Equalization. To appeal at this level, an appeal must first be made at the LBAE. If the LBAE did not resolve the concern, the case can be brought to the County Board of Appeal and Equalization.

**Option 2: Minnesota Tax Court.** This option bypasses both the Local and County Boards of Appeal, or it may be used after the other appeals. Petitions to the Minnesota Tax Court must be filed on or before April 30 of the year of the year the tax becomes payable.



## PROPERTY TAX BASE DETERMINED (STEP 4)

After the conclusion of the County Board of Appeal meetings, total estimated market values are determined for all properties within St. Louis County. As noted above, the estimated market value is used to determine a property owner's share of property taxes. The estimated market value is adjusted for any deferments, exclusions, or reductions to determine the taxable market value of a property. Various programs help to reduce property taxes for various types of properties and a property owner must qualify for each type of credit or exclusion. Some examples include the following:

- Homestead Market Value Exclusion
- Market Value Exclusion for a Veteran with a Disability
- Agricultural Homestead Market Value Credit

Because each property owner's situation is unique, and various exclusions may be available for some property owners vs. others, making comparisons regarding market valuation and/or tax impacts/rates can be challenging unless a comparison is made between like properties in the same jurisdiction, neighborhood, and with the same general characteristics.

## PROPOSED TAX STATEMENT & BUDGET DEVELOPMENT PROCESS (STEPS 5-8)

The remaining four steps within the property tax process, are all procedurally associated with the adoption of the annual property tax levy by the County Board in December of each year. As noted, the County Board typically holds a public meeting in or around December 1 of each year to present the annual operating budget and accept questions and comments from the public prior to the adoption of the annual levy later in December.

## QUESTIONS/CONCERNS

- Any questions or concerns should be referred to County Assessor's staff. We are available to discuss these properties and the valuation methodology with taxpayers and other stakeholders. Information on sales is available from the Assessor's office.
- Taxpayers are welcome to share independent appraisals, income and expense data, or any other data that may provide an indication of the value of their property. We are happy to work with property owners that can provide information that could be helpful in determining a more accurate EMV.
- For more information, please visit: [www.stlouiscountymn.gov/departments-a-z/assessor](http://www.stlouiscountymn.gov/departments-a-z/assessor)

